

AGENDA
PLANNING AND ENVIRONMENTAL REVIEW BOARD (PERB)
Thursday Meeting – June 3, 2004
Department of Planning and Land Use Hearing Room
5201 Ruffin Road, Suite B
San Diego, CA 92123 - 8:30 a.m.

For further information, call (858) 694-3816.

Those persons wishing to address the Board on any item are required to fill out a speaker's slip and to verbally give their names and addresses before making their presentation.

No writings of more than one page in length, submitted by any member of the public or County staff shall be received as evidence by the PERB unless it is filed with the Secretary of the PERB no later than 3:00 p.m. on the day prior to the item on which the handout relates is scheduled for consideration. For good cause shown, the PERB may receive as evidence writings which have not been timely filed with the Secretary. The PERB may impose reasonable conditions on receiving late-filed writings, including that the item be continued.

A limited number of staff reports are available at the Board meeting.

A proponent or protestant of record may appeal a final decision of the PERB. The appeal needs to be filed within 10 calendar days of the hearing except that an appeal of a Time Extension for a Tentative Map must be filed within 15 days. The appeal can be filed between 8:00 a.m. and 4:00 p.m. with the Department of Planning and Land Use at 5201 Ruffin Road, Suite B, San Diego, California 92123. If the last day of the appeal period falls on a weekend or County Holiday, an appeal will be accepted for filing until 4:00 p.m. on the next day the County is open for business. The fee for an appeal that will be heard before the Planning Commission is \$750.00. The fee is \$500.00 for an appeal that is heard by the Board of Supervisors. (NOTE: Staff recommendations are preliminary and subject to change.)

ROLL CALL

RULES AND PROCEDURES

A final decision may be made by the Board today on Planning and Environmental Review Board items. Environmental impact requirements will be decided and major issues identified.

1. Haugh Tentative Parcel Map; TPM 20610RPL¹, Log No. 01-02-024, Fallbrook Community Plan (Raya)

This is an appeal filed by the applicant of the Director's decision denying TPM 20610RPL¹. The project is a minor subdivision of 8.74 gross acres that proposes 4 parcels ranging in size from 2 to 2.14 net acres. The project is subject to the (17) Estate Residential Land Use Designation (1 dwelling unit per 2 or 4 acres) of the General Plan and is zoned A70, Limited Agriculture Use Regulation which requires a minimum net parcel size of 2 acres. The project is located on the east side of Gird Road, approximately 2,500 feet north of the intersection of Highway 76 and Gird Road, within the Fallbrook Community Plan. Continued from the hearing of May 20, 2004 at the request of the applicant.

2.

Type: Major Use Permit	Case No. P01-019
Owner/Applicant: Francisco Diaz	ENVIRONMENTAL STATUS: Negative Declaration under the California Environmental Quality Act
Agent: Jacob D. Zamora	
Project Manager: Bunnemeyer WN No. 6496	Analyst: Rosenberg Log No. 01-18-009

SITE/PROJECT DESCRIPTION

Community: County Island	Location: Southeast corner of Ridgeway Drive and Granger Avenue	Thomas Bros.: 1310/C2
<p>Project: The proposed project is a request to establish a tortilla bakery within an existing concrete structure and associated office space in a second existing building, pursuant to Sections 1725.c and 2875 of the Zoning Ordinance. The proposed project is a Major Use Permit request for the tortilla bakery, Tortilleria La Flor de Michoacan. The 21,106 square foot project site is completely developed with two existing structures and surrounded by a parking area. The General Plan Land Use Designation is (5) Residential and the zoning is S87 (Limited Control).</p> <p>Site: The combined area of the three parcels is less than 0.5-acre and is surrounded on three sides by residential land uses. The project is located at 2762 Ridgeway Drive in an unincorporated area of the County of San Diego (County Island), adjacent to National City.</p>		

3. TENTATIVE MAP RESOLUTION AMENDMENTReport of Administrative Action:

TM 4908RPL¹TE Resolution Amendment: A70, Limited Agriculture Use Regulation; Fallbrook Community Plan (Raya)

Request for administrative approval of a Tentative Map Resolution Amendment for an approved subdivision map which proposes 129 lots (110 two-acre residential lots, 3 open space lots, 15 private road easement lots, and 1 common recreational lot) on 281 acres located north and south of Via Monserate at Linda Vista Drive and La Cañada in the Fallbrook Community Plan Area.

The Tentative Map Resolution Amendment proposes a reduction in the required road improvements for off-site Alta Vista Drive (SC 140) from Via Monserate (SC 120) as required by Condition C.2.p. in the Resolution approving TM 4908RPL¹TE dated March 6, 2003.

PUBLIC REQUEST TO BE HEARD

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".